

# Development At Historic Fill Sites And Licensed Landfills: Guidance For Investigation

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**A historic fill site is a landfill that was established before 1970 and was not licensed by the DNR.**

This publication is the second of three fact sheets in an exemption application packet for development at historic fill sites and licensed landfills. Applicants are urged to carefully read all three documents before completing the Exemption Application Form. The application packet includes the following documents:

- *Development at Historic Fill Sites and Licensed Landfills: What You Need to Know (RR-683)*
- *Development at Historic Fill Sites and Licensed Landfills: Guidance for Investigation (RR-684)*
- *Development at Historic Fill Sites and Licensed Landfills: Considerations and Potential Problems (RR-685)*
- *Development at Historic Fill Site or Licensed Landfill - Exemption Application (Forms 4400-226 and 226A)*

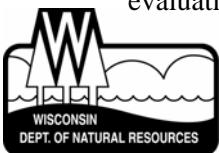
This guidance provides a framework for the professional engineer or geologist who will conduct the waste and site characterization of a proposed development on or near a solid waste facility. Conclusions about the site and the proposed development will be submitted to the Department of Natural Resources (DNR) as an application for an exemption to s. NR 506.085, Wis. Adm. Code. The types of sites and wastes that are the subjects of this guidance will vary greatly in size, waste type, and potential impact to human health and the environment.

To address this broad range of situations, this guidance is organized to take the user through a series of steps of characterization and investigation. The results of each step of the characterization will determine, based on level of risk to human health and the environment, if progression to the next step is necessary, and in what way the next step of investigation should be accomplished, if it is necessary. The process outlined in the guidance is intended to be simple and straightforward for small sites with relatively low risk waste and more comprehensive for larger sites with greater contamination potential. The process is also intended to apply to both the expedited exemption process and the "case-by-case" evaluation process.

This guidance is also intended to be straightforward, so the user is referred to American Society for Testing and Materials' (ASTM) standards for conducting Phase I and Phase II environmental site assessments for more detail on conducting the investigations described below. Additional information is available in *Step One of Conducting a Thorough Environmental Investigation: Phase I Environmental Assessment and a Phase II Scope of Work* (publication # SW-510) available through the Remediation and Redevelopment (RR) Program.

Because the DNR will not be reviewing the site characterizations for expedited applications in detail, the professional engineer or geologist who signs the assessments is responsible for submitting an accurate waste and between characterization that is complete to the extent appropriate for the type of waste and the size of the site. In the case of a complex relationship development, and site conditions, an expedited exemption may not be possible. However, a case-by-case review may then be requested.

For projects that are not eligible for the expedited exemption, we recommend that DNR staff be consulted to develop an appropriate characterization plan.



## Frequently Asked Questions

Q1: How can I find out more information about the waste at a property?

A1. If the disposal site was licensed by the DNR, there is a file that can be reviewed. You can contact the Regional DNR Waste program to make an appointment to view the file. The DNR may also have limited files on sites that were not licensed. In addition, the registry of waste sites can be viewed on the web at: [www.dnr.wi.gov/org/aw/rr/archives/pubs/RR108.pdf](http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR108.pdf).

If no information is available from these sources or the information is inadequate, the general process recommended in the Phase I assessment guidance could be followed.

Q2: Is it mandatory that any waste found must be tested?

A2. No. However, it is necessary to know enough about the waste in order to determine whether the waste is likely to have had a significant environmental impact and to determine if the proposed development is likely to cause an environmental impact or endanger public health and safety. In some cases it may be adequate to visually identify the waste if it is recognizable (e.g. wood and bricks from building demolition) and make that determination. In other cases, there may be records of the waste disposal activities and previous testing of the waste that would allow the determination to be made. In many cases however, the waste will be unknown and some amount of sampling and testing will be necessary. It is up to the environmental professional that signs the evaluation statement to determine the level of testing necessary to make that determination.

Q3: Do I need to make a hazardous waste determination if I don't move any of the waste off-site?

A3. In general, consolidation of the waste on-site will not require a hazardous waste determination. However, if the waste is actively managed on-site or transported off-

site, a hazardous waste determination may be necessary.

Q4: Who is responsible for remediation activities if an environmentally significant release is discovered?

A4: In general, the person causing the release and the property owner both have responsibility under the spill statute. In the case of development of the site, we try to work with all parties to accomplish both the clean up and appropriate development.

Q5: How does the DNR determine what constitutes a "significant environmental impact"?

A5. In general, if the activity poses an adverse risk to human health, safety or the environment, it is an impact. A significant impact is usually defined as one that exceeds applicable environmental levels, such as soil or groundwater standards that are based on health impacts. In addition, there may be published standards related to air management, surface water quality, drinking water conveyance, explosive gasses, and structural integrity.

## The Investigation Process

The purpose of the investigation process is to determine:

- the impacts of the waste on the proposed development;
- the impacts of the development on the waste; and
- the relationship of these impacts on human health and the environment associated with the development site.

The level of investigation will vary considerably, depending on site-specific conditions and the relative risk posed by the site and the nature of the proposed development.

The first step in the investigation process is to gather as much existing information about the site as possible. This could include a site

history, any information on file identifying the types and origins of the waste, depth to groundwater and bedrock, soil type, and distance to potential receptors such as wells and surface water bodies. A visual inspection of the site that includes digging test pits can also provide information on the quality and thickness of the existing capping soils (if any), a visual evaluation of the waste material, and the extent (volume and area) of the waste placement. The next step in the process involves characterizing the waste in order to evaluate whether the waste has the potential to cause an environmental impact.

### **Waste Characterization**

Section NR 500.08(2), Wis. Adm. Code, lists facilities that are exempt from most requirements of chs. NR 500 - 538, Wis. Adm. Code. The most common materials included in this exemption from the solid waste rules are brick, building stone, concrete, reinforced concrete, broken pavement, and untreated and unpainted wood. To access a copy of these administrative codes, see the web page at: [www.legis.state.wi.us/rsb/code/nr/nr500.html](http://www.legis.state.wi.us/rsb/code/nr/nr500.html).

These facilities are exempt due to the limited potential of the waste to cause an adverse environmental impact. All facilities covered by this exemption or that have been issued a written grant of exemption under s. 289.43(8), Wis. Stats. (an exemption for low hazard wastes), or have had waste placed in accordance with ch. NR 538, Wis. Adm. Code (Beneficial Use of Industrial Byproducts) are not required to apply for an additional exemption for development.

If the waste at your site can be clearly identified and the potential contaminants in the waste are known, the potential for that waste to cause an environmental impact can be evaluated without doing any sampling or testing. However, if there is any doubt as to the identification of the waste, testing should be done to confirm that elevated

contaminant levels are not present. In many cases where historic fill sites are involved, the knowledge necessary to clearly identify the waste is not available. Therefore it is necessary to take representative samples of the waste for testing. In general, the types of testing that would be appropriate may include heavy metals, volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polyaromatic hydrocarbons (PAHs), and pesticide/herbicides. If you have information about the origins of the waste, you can eliminate the contaminants from the testing that are unlikely to be present.

For example, if the material in question is a non-hazardous high volume industrial waste as defined in ch. NR 538, Wis. Adm. Code, (coal ash, foundry sand and papermill sludge) the analytes listed in Appendix 1, Table 1B, of ch. NR 538, Wis. Adm. Code, ([folio.legis.state.wi.us/cgi-bin/om\\_isapi.dll?clientID=95223&infobase=code.nfo&jump=ch.%20NR%20538](http://folio.legis.state.wi.us/cgi-bin/om_isapi.dll?clientID=95223&infobase=code.nfo&jump=ch.%20NR%20538)) can be used to characterize the solid waste. In addition, the leach test advocated in Appendix 1, table 1A of ch. NR 538, Wis. Adm. Code should be performed to help in evaluating the contamination potential of the waste. If the waste appears to have a biodegradable component then the waste and surrounding soils should be tested for the presence of methane gas. (Please refer to the explosive gas section later in this fact sheet). Photo-ionic detectors (PIDs) can be used to screen the waste mass for VOCs to determine if further testing is warranted. Oily materials should be screened for the presence of PCBs.

The DNR recommends that a minimum of one sample per 250 cubic yards of waste be collected for volumes under 1000 cubic yards to estimate the variability in the waste. For volumes greater than 1000 cubic yards, a minimum of 4 samples should be collected and the statistical procedures advocated in ch. 9 of the Environmental Protection Agency's *Test Methods for Evaluating Solid Waste Physical/ Chemical Methods*

(SW-846), ([www.epa.gov/oswer/hazwaste/test/main.htm](http://www.epa.gov/oswer/hazwaste/test/main.htm)), used to determine if the number of samples is sufficient to adequately characterize the waste. DNR staff may be contacted for assistance in developing an appropriate testing program.

It is important to document the sample collection procedures and locations and include that information in the exemption application to the DNR.

### **Site Characterization**

The conclusions of the waste characterization will play a significant role in determining whether or not a site characterization and assessment is necessary. These conclusions, together with the existing information about the site and information about the proposed development, will also assist the owner, consultant, and DNR staff to determine the extent to which the site characterization should be conducted. Conduct a site characterization when the characterization of wastes on or near the potential building site indicates that the waste contains hazardous substances that: may contaminate soil, groundwater, or surface water; or may present a human health threat through direct contact, ingestion, or inhalation; a threat to the environment; or a safety threat, e.g., explosion of methane or hydrogen sulfide gas.

The site characterization should:

- match in complexity and completeness the level of impact of the development on the waste site and the degree of risk of initial or additional soil and/or groundwater contamination from this level of impact;
- determine the presence or absence of contamination from the waste in environmental media if the development will increase the risk of contamination or if the development will have a detrimental effect on possible contaminant remedial actions; and

- determine the human health threat and threat to other potential contaminant receptors associated with the proposed site development posed by the relationship of the development with the waste and site conditions.

These conditions should be considered in the types of investigations discussed below. Site characterization should not only determine the effects of the waste on the proposed development, but should also identify the potential impacts that the development will have on the waste and the development's potential to impact the potential receptors noted above.

### **Existing Information about the Site**

Document all information on the proposed site that is available before field activities are initiated. This includes all Phase I and Phase II site assessment information that is currently available, and information on all existing gas, soil, groundwater, and surface water monitoring equipment and installations at the site.

Document information on any existing waste containment structures, such as berms, a liner, a cover, and any other designed components of the waste site, such as gas and leachate collection and management equipment. Include a description of the waste types found at the proposed development site and the waste characteristics if waste characterization information is not included in the site characterization report.

Develop a site map depicting all appropriate existing information on the site.

### **Waste Location**

Develop a site map with waste areas identified and waste boundaries delineated, and depths of waste noted at regular intervals across the waste.

Waste limits, both horizontal and vertical, can be based on existing information but should be verified through fieldwork such as borings or backhoe pits.

If a liner contains the waste, the fieldwork must not result in additional leachate migration paths through the liner. Similarly, fieldwork should not result in increased infiltration of precipitation through any existing cover on the waste.

### **Sampling Plan**

If methane, soil, surface water, and/or groundwater sampling are planned, the site owner or consultant may choose to submit a sampling plan to the Department.

A sampling plan should:

- summarize the planned activities;
- describe the environmental media to be sampled (soil, surface water, groundwater, water supply, air, etc.);
- define the number of samples to be collected and the locations of the sampling sites;
- describe the methods to be used for the installation of the sampling equipment; and
- describe the methods for the analysis of the samples.

DNR staff may provide comments on the plan, at least on aspects of the plan that are deemed missing or inadequate.

### **Explosive Gas Potential**

If the waste characterization indicates the potential exists for methane production by the decomposition of the waste, monitoring of the site for the presence of methane is necessary. Monitor the soil near the waste for methane concentrations and, if present, define the extent of methane migration and determine the concentrations near and under the proposed development site. Monitor methane concentrations in the air of any existing buildings at risk for explosion

potential. Gas monitoring must be done in accordance with s. NR 507.22, Wis. Adm. Code. Note that the presence of toxic gasses from the waste may also have to be monitored, depending on site conditions and the proposed development.

Gas monitoring well design and installation must comply with s. NR 507.11, Wis. Adm. Code. Choose gas well locations to fully characterize the occurrence of methane and concentrations in the vicinity of the proposed building site, in and near existing buildings, and in existing and proposed utility trenches, and for all other possible routes of gas migration. Note that bar probes may be considered as a simple way to screen a site for the presence of methane for those sites that are not expected to generate significant amounts of this gas.

### **Soil Contamination Potential**

If the results of the waste characterization indicate that contaminants are capable of migrating from the fill materials to adjacent soils in sufficient amounts to cause Wisconsin and federal soil standards and screening levels to be exceeded, the soil may have to be sampled for the presence or absence of the contaminants.

Choose the soil sample locations to fully define the presence or absence of soil contaminants adjacent to the limits of waste and in the vicinity of the proposed redevelopment. The number of soil samples should be sufficient to adequately characterize the risk posed by soil contamination to human health by dermal contact, ingestion, or inhalation to those using the redevelopment facilities and to construction workers at the site as well as groundwater and surface water quality. Parameters for which samples should be analyzed will be based on the parameters of concern associated with the waste(s) identified at the site.

Information should be included on the method used to obtain the soil samples, the

sampling technique, a description of field screening or field analyses performed, and the analytical laboratory and methods used. All required Department forms must also be used, such as soil boring logs and borehole abandonment forms. This information should be included as part of the application.

If contaminants are found in the soil that exceed applicable soil standards, notify the DNR as required in s. 292.11, Wis. Stats., and ch. NR 706, Wis. Adm. Code.

### **Groundwater Contamination Potential**

If the potential for groundwater and/or surface water contamination exists, as indicated either by the presence of soil contaminants or by the nature of the waste and the soil beneath it, the presence or absence of the potential contaminants in groundwater and/or surface water may have to be assessed. This possibility will depend on the level of complexity and intrusiveness of the proposed development on the waste and the environment. Install groundwater monitoring wells at locations to define groundwater flow conditions, to best identify the presence or absence of groundwater contaminants down-gradient from the waste, and to define background (up-gradient) groundwater quality. Parameters for which the samples should be analyzed will be the contaminants of concern identified in the waste characterization and in the soil sample analyses.

The groundwater monitoring program can also be designed through the use of initial samples collected from direct-push technology soil borings. Generally, this method is not acceptable for obtaining representative groundwater samples. The short screen length usually used with this method can easily miss a contaminant plume. In addition, the hydraulic connection between the sampling screen and the water-bearing formation may not be adequate to provide a sample representative of groundwater quality because of sediment

smearing of the boring walls, a lack of a well screen filter pack, and the difficulty or impossibility of developing the “well.” The DNR has an informational document on this topic titled *A Fact Sheet of Frequently Asked Questions About Monitoring Wells for RR Program Sites* (RR-647). This fact sheet is available on the web at: [www.dnr.wi.gov/org/aw/rr/archives/pubs/RR647.pdf](http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR647.pdf).

Information on the groundwater characterization must be submitted, including the appropriate DNR forms on well construction, installation, and development methods used, as well as groundwater sampling technique, sample preservation method, and the analytical laboratory and methods used. This information should be included as part of the application.

If contaminants are found in the groundwater, notify the DNR as required in s. 292.11, Wis. Stats., and ch. NR 706, Wis. Adm. Code.

### **Soil, Groundwater, and Surface Water Results**

Describe the analytical results for the soil and water samples. Include a summary of the data in one or more tables and include the analytical data sheets for each sample and QA/QC results and chain of custody forms in an appendix.

### **Investigation Results Discussion**

The following information should be included in a discussion of the investigation results.

- As appropriate, discuss the geologic and hydrogeologic setting, based on both the regional information available and the site-specific information obtained during the site investigation.
- As appropriate, discuss the presence or absence of contaminants in soil, surface

water, and groundwater and of methane gas at the site. Also discuss the observed or anticipated behavior of the contaminants in the context of the soil/bedrock/groundwater setting.

- As appropriate, discuss the contaminant concentrations found, and compare them with the associated groundwater quality standards and soil standards or any suggested contaminant threshold levels if no standards exist.
- Discuss the impact that the contaminants would have on the proposed redevelopment and the impact of the redevelopment on the waste and associated contaminants.
- Discuss the implications of the identified contaminants on the proposed development and on a possible Phase II/degree and extent investigation.
- Identify actions that can be completed in the design of the development to avoid or mitigate the impacts of the waste on the surrounding environment caused by the development.
- Include a site map that depicts, at a minimum, all gas and groundwater monitoring wells, soil borings, and surface water sampling locations associated with the site, and, if applicable, a groundwater flow map with water table elevation contours. All submitted site maps must be drawn to a commonly used scale and a north arrow; labels and a legend should be included as appropriate.

## Conclusions

Discuss the conclusions about the waste, the current impact of the waste on the environmental media in the vicinity of the waste, the level of risk to human health or welfare or the environment posed by the waste, particularly with respect to the

proposed redevelopment, and the need for further investigation in accordance with ch. NR 716, Wis. Adm. Code, and for remedial action. These conclusions should reflect the statement of the signed professional evaluation regarding the impact of the proposed development on soil and groundwater quality and on health and safety.

## Site Examples

The following are hypothetical examples that illustrate how the stepped approach recommended by this guidance might be applied to a typical situation.

- In the first three cases, development could be handled using the expedited exemption process.
- In Case #4, the site does not qualify for the expedited process and the developer should contact the Department's Remediation and Redevelopment Program about performing an investigation using the procedures specified in the NR 700 rule series, Wis. Adm. Code.

**Hypothetical Situation.** A developer is proposing to develop a parcel of land for residential condominiums that will include basements. A phase 1 site assessment was performed and revealed that foundry wastes and demolition materials were disposed on a portion of the site. The site was never licensed as a landfill and little specific information is available regarding the extent or characteristics of the waste.

The developer hires a consulting firm to characterize the waste and determine its extent. The consultant drills borings and digs backhoe pits to define the limits of the waste, and analyzes samples of the waste materials in accordance with the Waste Characterization section of this guidance.

**Case #1:** The waste characterization does not indicate the presence of hazardous wastes, high concentrations of contaminants, or the presence of wastes capable of

producing dangerous gases such as methane or hydrogen sulfide.

*Conclusion:* The expedited exemption process can continue.

**Case #2:** Some of the borings yield municipal-type solid waste. The consultant performs a barhole survey for methane, and installs a sufficient number of gas monitoring wells in an area where methane is found.

*Conclusion:* The expedited exemption process can continue, assuming the proposed development is compatible with existing site conditions.

**Case #3:** The results of waste characterization indicate the presence of a number of empty paint and solvent containers and VOCs are detected in some of the waste samples. The consultant decides to expand the investigation by:

1. installing an adequate number of monitoring wells to sample groundwater;
2. taking soil samples below the waste; and
3. sampling the potable wells in the vicinity of the site that are susceptible to groundwater contamination from the site.

*Conclusion:* If the results of the investigation do not indicate the exceedance of any applicable groundwater or soil standards, the expedited exemption process continues. The consultant may consider

monitoring groundwater again after the development has been completed.

**Case #4:** The same situation as Case #3, except that sampling results from the monitoring well indicate the presence of tetrachloroethylene (PCE) in groundwater at concentrations above the ch. NR 140, Wis. Adm. Code enforcement standard.

*Conclusion:* This case is not eligible for the expedited exemption. The developer should contact the Department's Remediation and Redevelopment Program about performing an investigation using the procedures specified in the NR 700 rule series, Wis. Adm. Code. Development may still be accommodated as part of the site investigation and remediation process.

### Guidance Conclusion

The process described in this guidance for investigating proposed development sites near solid waste facilities is intended to be incremental in implementation to reflect the varying types of sites and levels of risk posed by the site and waste characteristics. A submittal of site and waste characterization information on the expedited exemption application may suffice for simple sites with wastes that pose no or low risk to human health and the environment. A site characterization may be necessary, depending on the impacts of the proposed development on the waste, the type of waste, the site characteristics, and the relationship between these factors.

This document is intended solely as guidance and does not contain any mandatory requirements except where requirements found in statute or administrative rule are referenced. This guidance does not establish or affect legal rights or obligations and is not finally determinative of any of the issues addressed. This guidance does not create any rights enforceable by any part in litigation with the State of Wisconsin or the Department of Natural Resources. Any regulatory decisions made by the Department of Natural Resources in any matter addressed by this guidance will be made by applying the governing statutes and administrative rules to the relevant facts.

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